

**B. DOWNTOWN DISTRICTS AND OVERALL DEVELOPMENT POTENTIAL**

In the future, Downtown Rocklin will consist of several districts (see Figure 2). Each district will be differentiated from one another by a set of unique characteristics. The West, Northeast, and Southeast Residential Districts are primarily single-family neighborhoods that surround the commercial and mixed-use districts along Pacific Street (the "Main Street" of Downtown), Front Street, Railroad Avenue, and Rocklin Road. The Civic Center contains the majority of Rocklin's civic uses, including City Hall, the Police Station, and Finn Hall. Quarry Park and Heritage Park are unique open space amenities that provide passive recreational opportunities for the Downtown and residents of Rocklin. As shown in Table 1, the Districts have the potential to provide over 2,000 new housing units, 600,000 square feet of total retail space, and 840,000 square feet of total office space.

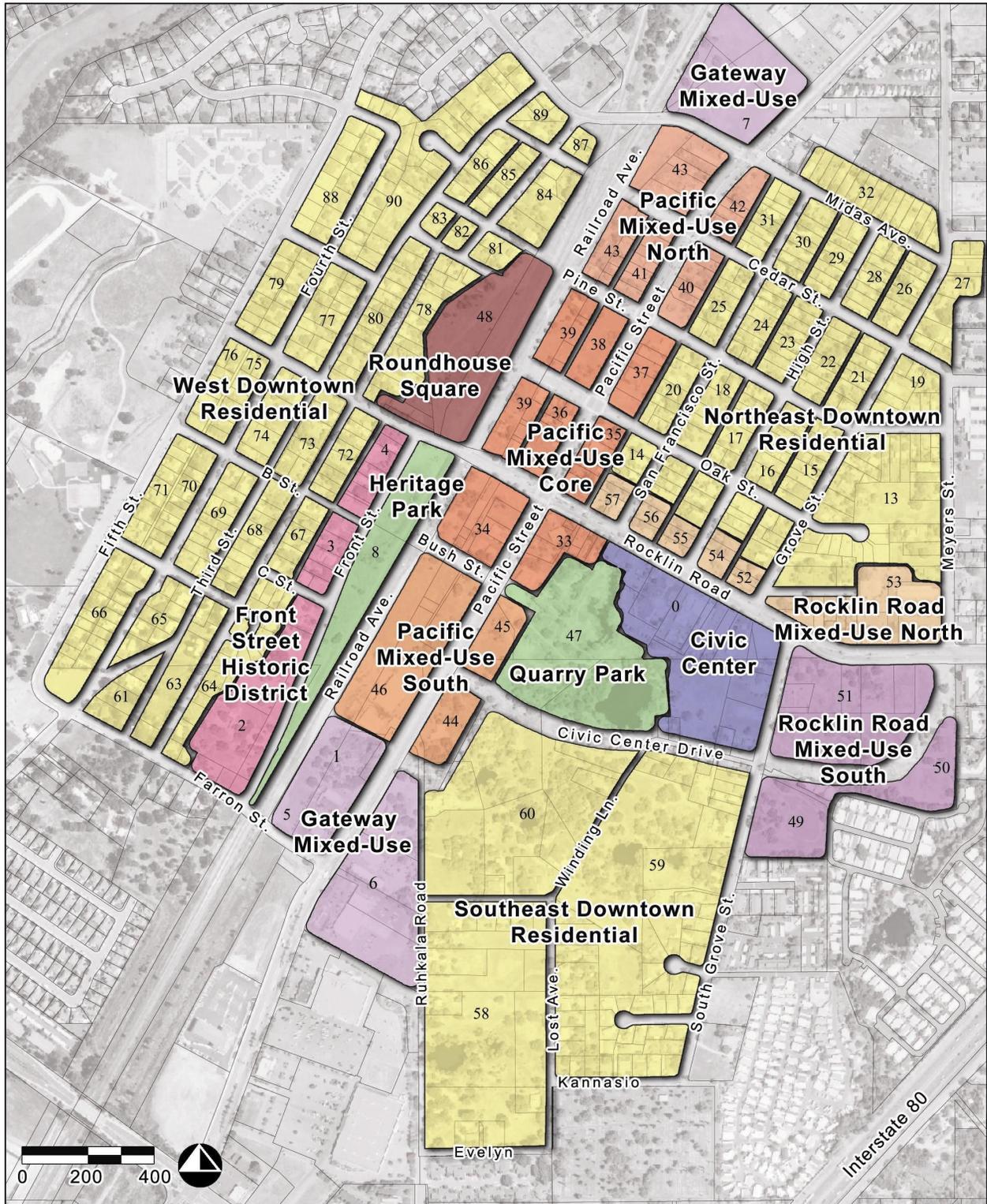
Table 1 expresses just one of many ways that the Districts within Downtown Rocklin could be developed over time. Table 1 was developed for the purposes of analyzing infrastructure, traffic and circulation, and parking. The development scenario in Table 1 does not represent actual or required development for the Downtown or the Downtown Districts. Rather, it only provides an indication of what Downtown Rocklin could become in future. It is important to note that the Downtown Rocklin Regulating Code gives Downtown landowners and developers the flexibility to develop their properties with a variety of residential and commercial land uses. Therefore, future development within the Downtown may occur with a different mix of land uses than those expressed in Table 1.

**Table 1: Potential Development Scenario for Downtown Rocklin**

District Name	Acreage	Square Footage	Block # (See Figure 2)	FAR <sup>1</sup>	Maximum Residential Density	Allowed Building Square Footage <sup>2</sup>	Retail/ Service	Residential Floor Space	Residential Units	Office Space
<b>Front Street Historic District</b>	8.7	378,560.7	2, 3, 4	0.80	20.0	302,848.6	15,142.4	227,136.4	174	60,569.7
<b>Gateway Mixed Use</b>										
South end of Pacific <sup>3</sup>	6.1	264,005.5	5, 6	0.80	20.0	211,204.4	52,801.1	105,602.2	121	52,801.1
North end of Pacific	6.2	269,070.5	7	0.80	20.0	215,256.4	53,814.1	107,628.2	124	53,814.1
<b>Pacific Mixed Use Core</b>										
West of Pacific	9.4	409,549.7	34, 36, 38, 39	1.60	40.0	655,279.5	98,291.9	327,639.8	376	229,347.8
East of Pacific/North of Rocklin	3.1	136,855.5	35, 37	1.00	25.0	136,855.5	20,528.3	68,427.8	79	47,899.4
East of Pacific/South of Rocklin	2.7	84,935.0	33	1.60	40.0	135,896.0	20,384.4	67,948.0	106	47,563.6
<b>Pacific Mixed Use North</b>										
West of Pacific	5.9	257,407.6	41, 43	1.20	30.0	308,889.1	77,222.3	154,444.5	177	77,222.3
East of Pacific	2.8	121,503.1	40,42	1.00	25.0	121,503.1	30,375.8	60,751.5	70	30,375.8
<b>Pacific Mixed Use South</b>										
West of Pacific	6.8	297,259.2	46	1.20	30.0	356,711.1	53,506.7	214,026.7	205	89,177.8
East of Pacific/South of Civic Center Dr.	1.4	63,057.8	44	1.00	25.0	63,057.8	53,506.7	37,834.7	35	15,764.4
East of Pacific/North of Civic Center Dr.	1.7	72,812.5	45	1.20	30.0	87,375.0	13,106.2	52,425.0	51	21,843.7
<b>Roundhouse Square</b>	7.5	327,860.7	48	1.00	25.0	327,860.7	32,786.1	295,074.6	188	0.0
<b>Rocklin Road Mixed Use South</b>	13.5	589,425.2	49-51	0.60	15.0	353,655.1	70,731.0	212,193.1	203	70,731.0
<b>Rocklin Road Mixed Use North</b>	8.5	370,616.4	52-57	0.40	10.0	148,246.6	7,412.3	96,360.3	85	44,474.0
<b>SUBTOTAL</b>	<b>84.3</b>	<b>3,642,919.5</b>				<b>3,424,638.9</b>	<b>599,609.3</b>	<b>2,027,492.7</b>	<b>1,993</b>	<b>841,584.8</b>
<b>Heritage Park</b>	5.0	218,205.5	8	NA	NA	NA				
<b>Quarry Park</b>	10.9	472,843.6	47	0.25	NA	118,210.9 <sup>4</sup>				
<b>Deer Creek Park</b>	2.4	105,499.7	1	NA	NA	NA				
<b>Civic Center</b>	11.1	481,801.8	0	NA	NA	128,870 <sup>5</sup>				
<b>TOTAL</b>	<b>113.7</b>	<b>8,564,189.5</b>				<b>3,608,662.0</b>		<b>3,608,662.0</b>		

1. Floor Area Ratio: Ratio that equals the allowed building square footage on a site divided by the total square footage of the site. Portions of the building that are dedicated to structured parking are not included in the FAR calculation.
2. Allowed Building Square Footage: The total allowed square footage of all buildings within a district (exclusive of space dedicated to structured parking).
3. Excludes acreage, square footage, and allowed building square footage for the Post Office site.
4. Space for commercial and civic uses, which could include a hotel, conference center, specialty retail, restaurants, a performing art center, and a heritage center.
5. Includes a 25,000 square-foot library (new), a 51,000 square foot City Administration Building (new), a 40,000 square-foot Police Station (existing), 10,170 square foot community room building (Existing Finn Hall), 2,700 square-feet for City Offices (Existing-Historic City Hall).

Figure 2: Downtown Districts and Boundaries



### **C. INTENT OF THE IMPLEMENTATION STRATEGY**

This Implementation Strategy, as well as a Downtown Regulating Code, was developed to help the community achieve their vision for Downtown Rocklin. The purpose of this Implementation Strategy is to provide an overview of the recommended actions and strategies for implantation of the Downtown Vision Plan.

### **D. USER'S GUIDE**

The following steps will help users of this Implementation Strategy:

**Step 1:** Review Section 2, Implementation Overview, to gain an understanding of the major implementation strategies for Downtown Rocklin. Best practices and implementation ideas of other communities are presented throughout this section in sidebars.

**Step 2:** Review Section 3, Implementation Matrix, to determine the recommended roles and responsibilities, timeline, order of magnitude costs (where appropriate), and potential funding mechanisms for specific implementation programs or projects.

**Step 3:** Review Section 4, Potential Funding Mechanisms, to learn about potential sources of revenue that could be used to finance public and private improvements in Downtown Rocklin.

**Step 4:** Review Section 5 to determine estimated costs for streetscape furniture.